



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding No. 260 Seabright Holdings Ltd, DBA Martello Tower  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, FF

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant attended the Hearing and indicated at the outset that they wished to settle the matter to continue the tenancy. The Parties did settle the dispute as set out below.

### Agreed Facts

The tenancy began on June 1, 2014. Rent of \$1,445.00 is payable in advance on the first day of each month. The Tenant owes arrears of \$710.00 from December 2014 and failed to pay rent for January 2014. The tenancy agreement provides for a \$25.00 late rent fee.

### Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act and the agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute as recorded below.

**The Parties mutually agree as follows:**

- 1. The Tenant has today paid the Landlord \$1,670.00 towards the arrears;**
- 2. The Tenant will pay the remaining \$560.00, which includes the \$50.00 filing fee and a \$25.00 late fee, on or before February 1, 2015;**
- 3. The tenancy will continue; and**
- 4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The dispute has been settled.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: January 28, 2015

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Residential Tenancy Branch

